



# City of Rocklin

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March 23, 2009

Cathy Creswell  
Dept. of Housing and Community Development  
1800 3<sup>rd</sup> Street  
Sacramento, CA 95814

RE: City of Rocklin's 2008 Annual Housing Element Status Report

Dear Ms. Creswell:

Enclosed please find the City of Rocklin's 2008 Annual Housing Element Status Report which identifies the progress in meeting the Regional Housing Needs as well as the community's housing goals and objectives.

If you have any questions, please give me call at (916) 625-5130.

Sincerely,

Leslie Woodman  
Housing Coordinator

cc: Terry A. Richardson, Assistant City Manager

HOUSING POLICY  
DEVELOPMENT, HCD

MAR 26 2009

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**Information 916.625.5000**

Administrative Services 916.625.5000 • City Hall 916.625.5560 • Community Development 916.625.5100  
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**Housing Element Implementation Plan**  
**Annual Status Report**  
January 1, 2008 – December 31, 2008

Jurisdiction: City of Rocklin

Address: 3970 Rocklin Road  
Rocklin, CA 95677

Contact: Leslie Woodman

Title: Housing Coordinator

Phone: (916) 625-5130

Email: [Leslie.Woodman@rocklin.ca.us](mailto:Leslie.Woodman@rocklin.ca.us)

Report Period: January 1, 2008

To: December 31, 2008

**A. Progress in meeting Regional Housing Need.**

1. Total number of new housing permits issued.

*The number of new housing permits issued from January 1 – December 31, 2008 included 147 single family units and 54 multi-family units for a total of 201 units. The multi-family permits consisted of the Arroyo Vista project and apartments at William Jessup University.*

2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing units.

*There were no deed restricted multi family units or single family units during this period. However, based on the sales prices of the 30 Arroyo Vista condos (\$229,990 to \$249,990), approximately one-half (15) of these units will provide housing for moderate income households.\**

3. Compare units added to regional housing need allocation by income category (very low, low, moderate, and above moderate).

**2006-2013 Regional Housing Needs Allocation**

	<b>2006-2013</b> Regional Housing Needs Allocation	<b>2006</b> (new housing permits issued)	<b>2007</b> (new housing permits issued)	<b>2008</b> (new housing permits issued)	Remaining Units Deficit
Very Low	671	0	0	0	671
Low	487	264	0	0	223
Moderate	484	8	6	15	455
Above Moderate	596	394	236	186	0
Total	2,238	666	242	201	1,315

\* 2008 City's Affordable Housing Sales Price Calculator (3-4 bedroom units)

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**B. The effectiveness of the housing element in attainment of the community's housing goals and objectives.**

1. Include a program-by-program status report relative to implementation schedule from each program in the housing element; describe actions taken to implement each program.

**Please Note:** The City is still continuing to implement the goals and policies of the current Housing Element (2002-2007). Below is how the City is meeting these Programs in 2008. Many of these Programs will continue in the new Housing Element (2008-2013).

**PROGRAM 1: Housing Rehabilitation Loan Program**

Provide assistance to lower- and moderate- income households for the repair and improvements of their homes.

**TIMEFRAME:** 2002 – 2007

**ACHEIVEMENT:** *In 2008, only one lower-income households have been assisted by this program. The program was marketed in the Old Town/Rocklin area via flyers and newspaper advertisements. In addition, the program has continued to be advertised on the City's website and public counter.*

**PROGRAM 2: Code Enforcement and Abatement**

Ensure ongoing maintenance and improvement of the housing stock.

**TIMEFRAME:** 2002 – 2007

**ACHEIVEMENT:** *The City has continued to implement the Code Enforcement and Abatement Program by responding to complaints from the public as well as enabling City staff to drive by homes to determine if there are any violations of property maintenance standards. When violations are identified or cited on homes occupied by lower-income households, staff encourages property owners to seek assistance through the Housing Rehabilitation Program offered by the City.*

**PROGRAM 3: Inspection Program**

Ensure ongoing maintenance and improvement of the housing stock.

**TIMEFRAME:** 2002 – 2007

**ACHEIVEMENT:** *In 2008, the City conducted approximately 3,500 single family and multi family inspections. In addition, the City has continued to inspect residential properties, upon request, to identify health and safety hazards, and other building code violations that should be corrected.*

**PROGRAM 4: Acquisition and Repair of Substandard Housing**

Acquire and rehabilitate deteriorated residential properties.

**TIMEFRAME:** 2002 – 2007

**ACHEIVEMENT:** *In 2008, no substandard units were identified for potential acquisition and rehabilitation through a non-profit organization, however, the City has continued to work with Connerly & Associates, a non-profit organization, to implement the Housing Rehabilitation Program.*

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**PROGRAM 5: Zoning Flexibility for Housing Rehabilitation**

Encourage rehabilitation efforts by residents.

**TIMEFRAME:** 2002 – 2007

**ACHEIVEMENT:** *In 2008, the City continues to allow non-conforming dwellings to be rehabilitated pursuant to Chapter 17.62 of the Municipal Code so long as the non-conformity is not increased and no threat to public health and safety is identified.*

**PROGRAM 6: Preservation of Mobile home Parks**

Preserve viable mobile home parks.

**TIMEFRAME:** 2002 – 2007

**ACHEIVEMENT:** *Most of the City's mobile homes (88%) are located in two parks: Rocklin Estates (55 years of age and up) and Sierra Lakes Mobile Home Park. These parks are viable and not considered to be at-risk of converting to non-mobile home park use in 2008. The City recognizes that a significant majority of the residents of mobile home parks in Rocklin are older individuals or couples living on fixed incomes and therefore continues to implement the mobile home park rent control ordinance (Municipal Code Chapter 2.46).*

**PROGRAM 7: Preservation of Existing Affordable Housing Stock**

Preserve the existing stock of affordable and senior housing.

**TIMEFRAME:** 2002 – 2007

**ACHEIVEMENT:** *In 2008, the City worked to preserve two at-risk apartments (Shannon Bay Apartments (50 units); Sunset Street Apartments (104 units) through the assistance of the Redevelopment Agency. The Agency contributed \$500,000 to the Shannon Bay project and \$575,000 to Sunset Street Apartments in exchange for an extension of the affordability covenants. Although Shannon Bay Apartments affordability covenants have not been recorded yet on the project, Sunset Street Apartments recorded a 55-year affordability covenants in December 2008.*

**PROGRAM 8: Section 8 Rental Assistance**

Provide rental subsidies to very low-income households.

**TIMEFRAME:** 2002 – 2007

**ACHEIVEMENT:** *The City continues to participate in the Housing Choice Voucher Program (Section 8) administered by the Roseville Housing Authority and the Placer County Housing Authority to provide rental assistance to very low income households in Rocklin. Property owners interested in listing available rentals are referred to the Housing Authority.*

*On any given month in 2008, approximately 108 Rocklin households were receiving assistance through the program, including 51 elderly households, 31 persons with disabilities, and 12 large families.*

*In addition, the City maintains an Apartment Survey conducted each year that identifies for the public, the apartment units that accept the Section 8 Program.*

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**PROGRAM 9: First-Time Homebuyer Downpayment Assistance Program**

Expand homeownership opportunities for first-time homebuyers.

**TIMEFRAME:** 2002 – 2007

**ACHEIVEMENT:** *In 2008, the City has the City issued two (2) First Time Homebuyer loans with the use of Redevelopment funds in the amount of approximately \$133,000. In addition, the City has continued to work with Mercy Housing Corporation, a non-profit organization, to administer the First Time Home Buyer Program. The City continues to advertise the program on its website, the public counter, and through presentations.*

**PROGRAM 10: Affordable Housing Development**

Increase the supply of affordable housing.

**TIMEFRAME:** 2002 – 2007

**ACHEIVEMENT:** *There were no affordable housing projects constructed in 2008, however, a list of available residential sites is regularly updated and made available for prospective developers in the City's Development Activity Report.*

**PROGRAM 11: Second Unit Development**

Facilitate development of second units.

**TIMEFRAME:** 2004

**ACHEIVEMENT:** *The second unit ordinance was revised to remove the CUP requirement and allow ministerial approval consistent with State law and there was one (1) building permit issued for a second dwelling unit in 2008.*

**PROGRAM 12: Tax Increment Financing**

Support affordable housing activities through the use of redevelopment set-aside funds.

**TIMEFRAME:** 2004

**ACHEIVEMENT:** *In 2008, approximately \$554,000 has been expended from the redevelopment Lower/Moderate Income Housing Fund for the Vicara at Whitney Ranch project for 55 loans and \$500,000 of direct assistance to preserve at-risk units within Sunset Street Apartments.*

*In addition, the City issued two (2) First Time Homebuyer loans with the use of Redevelopment funds in the amount of approximately \$133,000. The City will continue to explore the feasibility of using set-aside funds to provide emergency rental assistance.*

**PROGRAM 13: Affordable Housing Funding Sources**

Pursue State, federal, and other funding sources for affordable housing activities.

**TIMEFRAME:** 2002 – 2007

**ACHEIVEMENT:** *In, 2008, Redevelopment Agency provided \$500,000 gap financing to the Sunset Street Apartments to preserve 104 units.*

*Information about HCD, CHFA, HUD and other affordable housing programs is collected on a regular basis and shared with developers. In addition, the City's Housing Coordinator and Redevelopment staff meets with affordable housing developers upon*

request to determine the specific need and discuss available technical and financial resources on a case-by-case basis.

**PROGRAM 14: Inclusionary Housing Ordinance**

Integrate affordable housing within market-rate developments.

**TIMEFRAAME: 2004**

**ACHIEVEMENT:** The City has not adopted an inclusionary housing ordinance but has been successfully implementing a procedure whereby land use changes from non-residential to residential developments are obligated to provide at least 10 percent affordable units. As well as land use changes from higher residential designation densities to low residential densities.

**PROGRAM 15: Inventory of Sites for Housing**

Provide adequate sites to meet the City's share of regional housing needs.

**TIMEFRAAME: 2004**

**ACHIEVEMENT:** In 2008, the City rezoned two (2) commercial properties for higher-density multi-family use: ZL Rocklin and Triton Towers. ZL Rocklin would provide 140 units and Triton Towers would provide 10 units.

In addition, a list of available residential sites is regularly updated and made available for prospective developers in the City's Development Activity Report.

**PROGRAM 16: Density Increase Incentive Program**

Provide regulatory incentives to facilitate affordable housing development.

**TIMEFRAAME: 2002 – 2007**

**ACHIEVEMENT:** The City has also continued to implement the Density Increase Incentive Program to facilitate the development of affordable housing for very low, low, and moderate-income households. In 2008, the Whitney Ranch Apartments which will create 156 affordable units received a density bonus.

**PROGRAM 17: Zoning for Transitional Housing and Emergency Shelters**

Assist in the provision of transitional housing and emergency overnight shelters.

**TIMEFRAAME: 2004**

**ACHIEVEMENT:** In 2008, the Zoning Ordinance was not amended in accordance with this program, although the City allows transitional housing in the Industrial areas of town.

**PROGRAM 18: Housing for Disabled Persons**

Meet the special housing needs of disabled persons.

**TIMEFRAAME: 2004**

**ACHIEVEMENT:** The City continues to comply with applicable State laws with respect to housing for persons with disabilities. Ongoing monitoring of City codes, policies, and procedures did not identify any conditions that constrain the development of housing for persons with disabilities. The City maintained the availability of literature about

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*reasonable accommodation at City Hall, the Administration Building, and Community Center.*

**PROGRAM 19: Development Review Procedures/Standards for Affordable Housing**

Facilitate development of multi-family projects with an affordable housing component.

**TIMEFRAME:** 2004

**ACHEIVEMENT:** *There are very few R-3 properties in the City and the CUP requirement has not truly discouraged multi-family development in Rocklin. Most multi-family sites are in Planned Development (PD) zones and a use permit is not required.*

**PROGRAM 20: Regional Partnership for Affordable Housing**

Promote regional coordination in addressing housing issues.

**TIMEFRAME:** 2002 – 2007

**ACHEIVEMENT:** *In 2008, the City has maintained its membership with The City is a member of the Placer Consortium on Homelessness (PCOH) and Placer Collaborative Network (PCN) and participates in regular counts of the local homeless population. .*

**PROGRAM 21: Fair Housing Program**

Further fair housing practices in the community.

**TIMEFRAME:** 2002 – 2007

**ACHEIVEMENT:** *In 2008, the City has continued to provide information about fair housing services to City residents on the City's website. Residents with fair housing questions are referred to the California Department of Fair Employment and Housing, Legal Services of Northern California (Auburn), or the Fair Housing Hotline Project.*

### C. Progress toward mitigating governmental constraints identified in the housing element.

The City of Rocklin has continued to mitigate governmental constraints identified in the Housing Element. The City's efforts to update the Housing Element took two years with several General Plan Advisory Committee meetings to discuss the Housing Element and a joint Planning Commission and City Council workshop to review the Administrative Draft. The review of the Housing Element was available in several locations including City Hall, the public library and a special General Plan website. In addition, the Housing Element was reviewed by Legal Services of Northern California. The City Council adopted the Housing Element in May 2004 and final approval by the State Housing and Community Development Department in August 2004.

The updated Housing Element outlines the City's goals, policies, programs and specific commitments to addressing the needs identified in the needs assessment. Below is information on actions the City has taken to mitigate governmental constraints identified in the development of housing.

#### Residential Development Standards

Although development standards can limit the number of units that can be constructed on a piece of property, the overall development standards in Rocklin are comparable to similar communities. However, there are some areas where there may be constraints on development. For example, the parking requirements for apartments, condominiums and townhomes may be higher than typically required and there is an incentive to create a reduction/waiver of garage parking requirements. SB 1818, which amends Government Code 65915, provides for such reductions in City standards as part of an incentive for providing affordable housing. In addition, to facilitate the development of housing for lower- and moderate-income households, the City offers the Density Increase Incentive Program.

#### Provisions for a Variety of Housing

To encourage the development of a variety of housing types for all economic segments of the population, the City has identified adequate sites through appropriate zoning and development standards. For example, Planned Development (PD) zones are a way the City offers a mechanism to provide relief from development standards that are typically required of all residential projects. Various land uses may be combined in a planned development zone including combinations of residential, commercial, industrial, utility, institutional, education, cultural, recreational and other uses. The PD zone allows for flexible development standards and creative uses of open space in order to maximize the use of land that would otherwise be provided in a non-PD-zoned parcel. Several multi-family developments have been approved in the PD zone without a CUP.

#### Building Codes and Enforcement

The City processes reasonable accommodation procedure requests, which may include rehabilitation projects, such as installation of ramps or interior modification, over the

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counter. No special review is required and therefore will not constrain the rehabilitation of housing. However, the City will continue to monitor development codes and procedures to ensure that no conditions exist to unduly constrain the development of housing for persons with disabilities.